

CARBON MONOXIDE ALARMS

TAG REPORT

The CO TAG met four times, once in Olympia and three times in the Seattle/King County area over a two month period. TAG membership was made up of representatives from various groups including local government officials, academic institutions, private industry, multi-housing and rental associations, epidemiologists, and others. The TAG was chaired by Dave Kokot, a Fire Protection Engineer with the Spokane Fire Department.

The task for this special TAG was to recommend language for administrative rules per implementation of SSB 5561 which was passed by the 2009 Legislature. Code language that was developed for the CO alarm emergency rule, and language adopted by the ICC for the Building, Fire and Existing Building Codes was reviewed and considered; these documents were used as the base language through the TAG process.

After a great deal of discussion and collaboration, the TAG was able to obtain consensus on some issues (in the residential code) and vote on other issues (in the Building and Fire codes and the Existing Building Code. In each case where a vote was required, more than a majority voted in favor of the proposals; a quorum was present at each meeting.

Certain requirements in the enacting law were not under the purview of the Council including:

- issues between buyers and sellers of homes and the need for disclosure regarding the property;
- issues between landlords and tenants, and the maintenance of alarms installed within dwelling units.

Those issues will be dealt with separately by the parties involved, i.e., the Rental Housing Association and the Washington Realtors Association, through the legislative process, as noted at the final TAG meeting.

The language agreed to by the TAG will be reviewed by the Economic Committee on April 29 in regard to economic impact, and will be provided to the Council at the June meeting for further action.

Under the Residential Code, the TAG reached consensus around the issues of:

- All new construction would be required to install CO alarms.
- Existing dwellings would be required to install CO alarms when a permit is pulled for alterations, repairs or additions, or when one or more sleeping rooms are added or created. Certain work is excluded, e.g., replacement of roofing, siding, windows, doors, additions of porches or decks, or electrical permits; installation/repair of non-combustion plumbing or mechanical systems are also exempt.
- These provisions would apply regardless of fuel-source.
- Implementation dates are as set in the enacting legislation.

Under the Building and Fire codes and the Existing Building code, the TAG voted in favor of the following provisions:

- Group R occupancies would be required to install CO alarms regardless of fuel source.
- Under certain conditions, exceptions are allowed for sleeping or dwelling units in R-1 occupancies, and R-2 college dorms, hotels, and DSHS licensed boarding homes and residential treatment facilities which do not contain fuel sources or an attached garage but are located in a building that contains such sources.
- CO detection systems and alarms must comply with UL 2075 and NFPA 720
- Existing Group R occupancies would be required to install CO alarms; R-2 occupancies would be required to install them when a permit is pulled for alterations, repairs or additions, or when one or more sleeping rooms are created/added. Exceptions are allowed in certain situations related to adjacency to rooms that contain such systems, duct work and ventilation shafts; or if a building contains a common area CO alarm system. Certain work is excluded, e.g., replacement of roofing, siding, windows, doors, additions of porches or decks, or electrical permits; installation/repair of non-combustion plumbing or mechanical systems are also exempt.
- Implementation dates are as set in the enacting legislation.

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